



DC Ranch Village Health Studio & Spa
Conditional Use Permit
Case # 13-UP-2003
Project Narrative

I. Project Overview

The purpose of this application is to request approval of a Conditional Use Permit ("CUP") for the DC Ranch Village Health Studio and Spa (the "Village Club") in an area of DC Ranch zoned PCC PCD. The subject property consists of approximately 6.3 acres and is located at the southeast corner of Union Hills Drive and Thompson Peak Parkway (the "Property") within the DC Ranch master planned community ("DC Ranch"). The Property is owned by DC Ranch L.L.C., an Arizona limited liability company ("Owner"). The Owner proposes to develop the Property with a health studio and spa that includes outdoor swimming pools for members.

II. Location

The Property is located at a major intersection within the DC Ranch Town Center. The Village Club is the first phase of the Town Center, which is planned to be a mixed-use development consisting of office, retail and integrated residential uses together with the Village Club. Access to the Village Club will be from Thompson Peak Parkway and through the main street of the Town Center (along the Union Hills Drive alignment).

III. Property Characteristics

The Property is currently undeveloped with some dirt and rocks stockpiled on the site. The majority of the Property is characterized as gently sloping to the southwest. There are no significant or Section 404 washes on the Property. The Property was vegetated with typical desert vegetation found in the area including saguaros, palo verde trees, etc.

IV. Description of Use

The Village Club is planned to be approximately 82,000 square feet in size. The building will be three (3) stories with a maximum height of fifty-six feet (56') in accordance with the amended development standards for DC Ranch set forth in the

Development Agreement dated October 19, 1998, as amended. Any architectural features will be in compliance with applicable height limitations. The indoor portion of the Village Club consists of active and related exercise areas including equipment for the purpose of physical fitness. The spa amenities consist of health and beauty treatments including, but not limited to, massages, wet treatments, manicures, pedicures, and a hair salon. In addition to the indoor facility, there will be outdoor amenities including a pool area with three (3) swimming pools and an event lawn area. A separate kid's yard is also located east of the building. Membership to the Village Club is open to the general public.

The building is located on the northern portion of the Property with parking along the southern portions of the Property. Parking will be provided within a landscaped parking lot and will include surface parking for approximately 320 cars in accordance with the requirements of the Development Agreement as well as other applicable City of Scottsdale requirements.

The Property will be landscaped consistent with the landscape palette set forth in the Environmental Design Master Plan for DC Ranch and will include desert varieties native to the area. Significant amounts of landscaping will be provided along the entire perimeter of the Property as well as parking lot landscaping.

The architecture for the Village Club will be consistent with the architecture themes contained in the master plan for this part of DC Ranch. Specifically, the design palette will be that utilized for the residential area of DC Ranch referred to as the Upper Canyon. The architectural styles have a Spanish origin and are being utilized to guide residential development in Silverleaf. The Upper Canyon Design Guidelines (the "Guidelines") encourage diversity by using a variety of Spanish architectural styles including Spanish Colonial, Mediterranean Revival, Spanish Mission and Ranch Hacienda. The Guidelines utilize the various architectural styles to create a sense of timeless quality by focusing on simple materials, detail and elegant massing. The architecture for the Village Club will be subject to design approval by the DC Ranch Covenant Commission in order to ensure conformance with the recorded covenants, conditions and restrictions for DC Ranch as well as by the City of Scottsdale Design Review Board.

V. Compatibility with Surrounding Properties

The Village Club is planned for an area of DC Ranch that will include commercial, office, retail and integrated residential uses and therefore is compatible with and will complement uses planned for the Town Center. Furthermore, given the recreational nature of the use, this type of use is often compatible with residential uses.

While the Village Club is compatible with planned adjacent uses, all of the surrounding property is currently undeveloped as reflected in Table 1 below.

Table 1

Property	Ownership Status	Existing Use	Existing Zoning
<i>Subject Property</i>	DC Ranch	Undeveloped	PCC PCD
North of Property	DC Ranch	Undeveloped	PCC PCD
East of Property	DC Ranch	Undeveloped	PCC PCD
South of Property	Toll Brothers*	Undeveloped	R1-10 ESL
West of Property	DC Ranch	Undeveloped	C-O/PCC PCD

*The property to the south of DC Ranch is zoned for residential use. The current plan for the property is to sell a portion of the area for inclusion in the McDowell Sonoran Preserve, leaving the area permanently undeveloped. In the event the area is developed for residential uses, the Village Club is a compatible use with the buildings and pool area being situated a minimum of 300 feet north of the southern boundary of DC Ranch.

VI. Justification

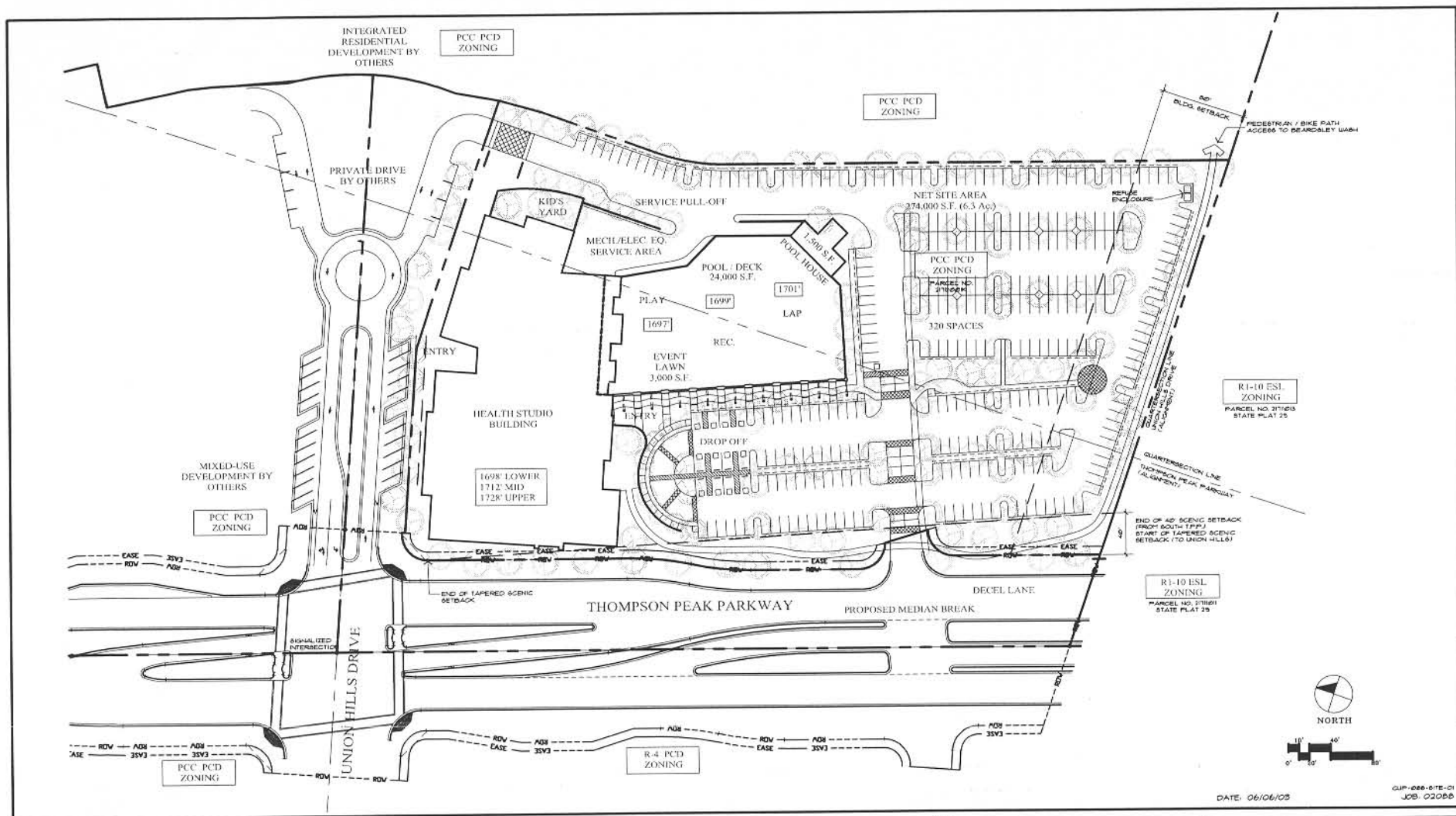
The approval of the CUP for the Village Club will not result in the creation of any negative impacts and it will not be materially detrimental to the public health, safety or welfare of the public or surrounding area. The use will not create any nuisance such as noise, smoke, odors, dust, vibrations or illumination other than what would typically be associated with a PCC use. During the construction phase, all dust control permits will be obtained and mitigation efforts will be conducted to minimize fugitive dust.

Additionally, the Village Club will be located in the Town Center, which is a mixed-use commercial and residential area and therefore it is properly located. Furthermore, the Property is located along two (2) major roadways that serve as major collectors for DC Ranch.

VII. Summary

The approval of the CUP for the Village Club is appropriate for the following reasons:

- 1) The Village Club is an appropriate use for the Property and is compatible with the mixed-use Town Center.
- 2) The Village Club will be designed to the same high architectural standards as other commercial buildings within DC Ranch.
- 3) The granting of the CUP will not be materially detrimental to the public health, safety or welfare.
- 4) The Village Club will not create any damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination other than what is typically permitted in the PCC zone district.
- 5) The Village Club is compatible with the planned uses on the surrounding properties.
- 6) The Village Club is an appropriate use for the area and in fact will serve a need in the north Scottsdale area for private health studios and spas.
- 7) The Village Club is located along Thompson Peak Parkway, which is a major roadway that will ultimately connect south to Bell Road.



The DC RANCH VILLAGE
HEALTH STUDIO
S.E.C. THOMPSON PEAK PARKWAY and UNION HILLS DRIVE
SCOTTSDALE, ARIZONA



CHILSON-LAYNE CORPORATION
ARCHITECTURE - INTERIOR DESIGN - LANDSCAPE
1000 E. McDowell Road, Suite 100, Phoenix, Arizona 85006-4211
Tel: 602-957-7722 Fax: 602-957-7722 www.chilson-layne.com



Butler Design Group
Architects & Planners
3020 East Camelback Road
Suite 216
Phoenix, Arizona 85016
phone 602-957-1800
fax 602-957-7722

13-UP-2003
6/6/2003